

LONG ISLAND REAL ESTATE FOR SALE. LONG ISLAND REAL ESTATE FOR SALE.



COLONIAL HOUSE UNDER CONSTRUCTION

**Motor out today**

or take a train from the Pennsylvania Station to

**Kensington, Great Neck  
On Manhasset Bay**

**REMEMBER,** Kensington has sewers, gas, water, electric light, and a waterfront park, with a swimming pool, bathing beach, a harbor for docks and motor boats, and tennis courts, for the exclusive use of Kensington home owners.

**25 Minutes by Express Trains****55 Trains a Day**

**Automobiles Meet All Trains**  
**BEST SUNDAY TRAINS:**  
9:20, 10:20, 11:20, 12:20,  
1:20, 2:20, 3:20 and 4:20 P.M.

**BEST WEEK-DAY TRAINS**

9:10, 10:10, 11:10 A.M. and 12:22  
1:22, 2:37, 3:38 and 4:39 P.M.  
Extra Saturday Trains—  
1:05 and 1:41 P.M. to Great Neck Station.

**BY MOTOR**

From Queensboro Bridge, follow Jackson Avenue and Broadway through Flushing, Bayside, Douglaston and Little Neck, and then follow our signs to Kensington.

Turn north from Jericho Turnpike at our big sign in New Hyde Park, continuing straight ahead to the entrance gates, four blocks beyond Great Neck Station.

Write or telephone for illustrated booklet, "A Week-End in Kensington."

**Rickert-Finlay Realty Co.**

Telephone 5600 Greeley 1 West 34th Street

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**Gentlemen's Country Estate  
Artistic New English Manor****You May Buy It On Your Own Terms. Price \$18,000.**

A home with every convenience of a country house. Large grounds 200 feet by 300 feet, including tennis court, golf, tennis commanding a magnificent view of lakes and the surrounding country. Excellent train service and within easy commutation of New York city.

House is large and roomy, contains eight master bed chambers, billiard room, three bathrooms, large living room, library and dining rooms, four open fireplaces, spacious verandas and all conveniences. Beautiful Italian formal garden and open terraces.

Full information from

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**AT PELHAM MANOR**

5 MINUTES FROM STATION



FACING PELHAM BAY PARK

15 MILES FROM 42ND STREET  
THIS ATTRACTIVE HOME, \$5500  
On Beautiful Terraced Plot, for \$5500 cash, Balance like Rent.

Highest Home Sites in this community, reach any part of property in five minutes walk from door.

walk from door, 100 feet directly on Pelham Bay Park, New York City's largest and most beautiful permanent park, which contains over 1,700 acres natural woodland and meadow. A pleasant walk to Long Island Sound, Glen Island and New York Athletic Club, Yacht Club, Boating, Fishing, Sailing and Golf Links, Macadam Streets, Cement Walks, Light Water, Sewer, Gas, High Class Desirable Restricted.

**Pelham Manor Terrace**

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Tel. 9860—Madison Square

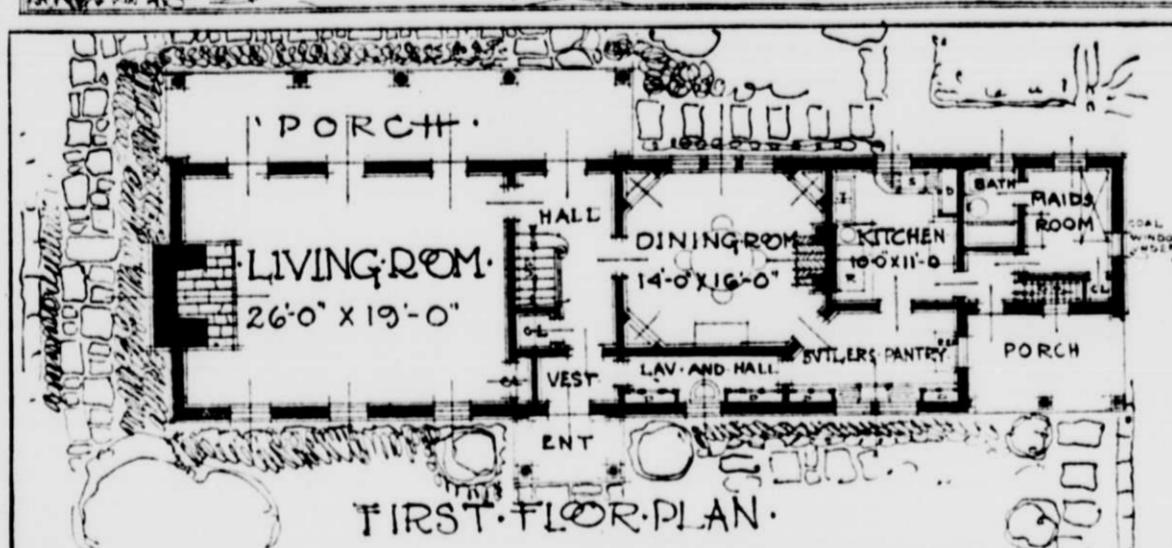
Our booklet and plans will inform you of particularities.

Call, write or phone for particulars.

Smith &amp; Richmon, Inc., Sales Managers

HOWARD ESTATES DEVELOPMENT CO.

LONG ISLAND REAL ESTATE FOR SALE. LONG ISLAND REAL ESTATE FOR SALE

**COLONIAL FARMHOUSE DESIGN  
ADMIRE—WORK OF YOUNG WOMAN**

MANY of the designs submitted in THE SUN'S Country Home Competition excited the admiration of the judges to such an extent that they reluctantly placed them aside. Of these, however, which were not chosen, one was more attractive than did that of a young woman designer, Miss Anna Hoskirk Dorwin, an employee of the office of Lord, Hewlett & Tallant. The design is that of an old fashioned farm residence still to be seen in the Flatbush and Flatlands sections of Brooklyn. Those who design in attractive homes never cease to be interested in old buildings. Their reproductions on a small scale have seldom been attempted, perhaps because no designer could be found who could carry out their general features on an economical plan. That it can be done Miss Dorwin proves.

The description submitted with the drawings follows: The eighteen inch stone wall carried down four feet below grade, where there is no cellar, and eight feet below finished first floor where there is cellar.

Cellar to extend under kitchen, butler's pantry and maid's room. The

ceiling to contain boiler room, under kitchen, work shop under butler's pantry. Hall leading to stair. The remaining portion to be used for coal and wood storage. Cellar windows and coal chute to have areas and gratings.

Exterior finish—walls, capboards ten inches to weather, sheathing, six inch studs, lath and plaster. Roof shingles, chimneys, rubble stone.

Front entrance and rear porch to have slender Colonial columns with

cement seats. Pool in orchard to be concrete with two spouts. Pergola to garage to be of 6 inch square posts and beams.

Illuminated by electricity. Heated by hot water.

**SECOND FLOOR PLAN**

SCALE 1/4 INCH = 10 FEET

exterior finish—walls, capboards ten inches to weather, sheathing, six inch studs, lath and plaster. Roof shingles, chimneys, rubble stone.

Front entrance and rear porch to have slender Colonial columns with

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Illuminated by electricity. Heated by hot water.

WHERE YOU ENJOY ALL THE COMFORTS OF AN ALL-YEAR HOME ON THE BEACH WITH ALL THE CITY CONVENiences.

Summer Advantages—Nowhere Exceeded—Miles of Waterfront, Beaches, Fishermen's Piers, Boating, Swimming, Tennis Courts, etc. for the exclusive use of property owners and their guests. Cosy, Picturesque Homes, Shaded Asphalt Streets, Flower Gardens and Green Lawns.

Ample Restrictions—No Assessments. Titles Guaranteed.

Up to \$1,500, according to location on or near the waterfront. Payments arranged to meet convenience of buyer. We have the best price in New York.

The opportunity we offer for a home together with waterfront investment cannot be duplicated in New York City.

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**Forest Hills Gardens****"A Forward Movement in Suburban Development"**

A forward movement implies that the improvements, such as sewers, gas, water, electricity, have all been installed along modern scientific lines. In the Gardens the streets are paved with a concrete base laid on local sand and protected by a coating of tar and grit. The sidewalks and curbs are of concrete treated with a rough finish, pleasant in color and texture. All sewers are laid in accordance with the best modern practice in work of this character, with two separate systems, one for surface and one for house drainage.

Electric light and telephone wires are carried in underground conduits through the streets. Water and gas mains are laid throughout the property, and the streets are lighted by electricity.

A forward movement in Suburban Development means permanent and scientific construction of streets and underground work.

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For Sale,  
\$9,800  
to \$22,000.

**PLOTS**  
For Sale,  
\$3,000  
Up.

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47 West 34th St., New York.

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FOREST HILLS, LONG ISLAND.

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100 beautiful year-round homes built and sold in the last three years. Remaining lots from \$500 to \$20,000, according to location; every lot on macadam paved streets; best sewer system in State; 40 minutes out, excellent train service; on ocean bay; finest bathing beach on coast decided in perpetuity to property owners; well-painted club for residents; \$5000 in non-assessable improvements; best of bathing and fishing; absolute privacy. A postal will bring you additional particulars.

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